

017.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

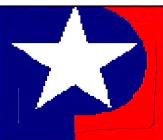
829,600 / 829,600

USE VALUE:

829,600 / 829,600

ASSESSED:

829,600 / 829,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WILSON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JOHNSON MICHAEL & KRISTINA T	
Owner 2:	
Owner 3:	

Street 1: 8 WILSON AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: TIMMINS WILLIAM F JR & MARY -	
Owner 2: -	
Street 1: 8 WILSON AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6363	Sq. Ft.	Site			0	80.	0.96	1									488,714						488,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6363.000	340,900		488,700	829,600		12202
							GIS Ref
							GIS Ref
							Insp Date
							02/10/09

PREVIOUS ASSESSMENT		Parcel ID		Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	340,900	0	6,363.
2021	101	FV	330,500	0	6,363.
2020	101	FV	330,600	0	6,363.
2019	101	FV	250,600	0	6,363.
2018	101	FV	250,600	0	6,363.
2017	101	FV	250,600	0	6,363.
2016	101	FV	250,600	0	6,363.
2015	101	FV	244,400	0	6,363.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
TIMMINS WILLIAM	75247-586	1	7/30/2020		855,000
	13589-541		11/1/1978		51,000
					Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date												Date											
Number												Result											
Descrip												By											
5/24/1994												Name											
221												11/4/2020 SQ Returned											
Manual												JO Jenny O											
8,000												9/9/2020 SQ Mailed											
VINYL SIDING												2/10/2009 Meas/Inspect											
189 PATRIOT												9/30/1999 Mailer Sent											
9/30/1999 Measured												243 PATRIOT											
10/1/1981 CM												Sign: VERIFICATION OF VISIT NOT DATA											

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:												
			%	1/2 Bath: 1	Rating: Average	A HBth:	Rating:												
				OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	A Kits:	Rating:												
Color: BEIGE				Fpl: 1	Rating: Average	WSFlue:	Rating:												
View / Desir:				CONDOS INFORMATION															
Grade: C - Average	Year Blt: 1948	Eff Yr Blt:		Location:															
Alt LUC:				Total Units:															
Jurisdict:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION								REMODELING							
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL							
Partition: T - Typical				Economic:	%	Interior:		1	8	4	M								
Prim Floors: 3 - Hardwood				Special:	%	Additions:													
Sec Floors: 5 - Lino/Vinyl	Total: 18.6 %			Override:	%	Kitchen:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY								Baths:							
Subfloor:				Basic \$ / SQ: 130.00								Plumbing:							
Bsmnt Gar:				Size Adj.: 1.19687498								Electric:							
Electric: 3 - Typical				Const Adj.: 0.97519952								Heating:							
Insulation: 2 - Typical				Adj \$ / SQ: 151.735								General:							
Int vs Ext: S				Other Features: 77000								COMPARABLE SALES							
Heat Fuel: 1 - Oil				Grade Factor: 1.00								Rate	Parcel ID	Typ	Date	Sale Price			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:								WtAv\$/SQ:	AvRate:	Ind.Val					
% Heated: 100				LUC Factor: 1.00								Juris. Factor:		Before Depr:	151.73				
Solar HW: NO				Adj Total: 418849								Special Features: 0		Val/Su Net:	106.80				
% Com Wal				Depreciation: 77906								Final Total: 340900		Val/Su SzAd	177.55				
				Depreciated Total: 340943								PARCEL ID 017.0-0003-0010.0				IMAGE			
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:					
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							